

VILLAGE
DE LA
CAPITALE



PALM HILLS

Concept Story

- Village De La Capitale marks Palm Hills' first residential destination in Egypt's New Capital — a defining milestone that introduces a new benchmark for premium living beyond the city's formal and institutional landscape.
- Village De La Capitale is master planned in collaboration with SWA, a globally renowned landscape architecture firm
- Built in deep respect for the land's natural topography, the masterplan works in harmony with the existing terrain rather than reshaping it enhancing the site's inherent character and unlocking its full potential.
- Landscape contours, green corridors, and water elements flow organically across the development, creating seamless connectivity between homes and nature.

Facilities & Amenities

- Landscaped gardens and parks
- Water features and swimming pools
- Fully equipped gym and fitness areas
- Tennis, padel, and football courts
- Jogging and cycling tracks across the community
- Children's playgrounds
- Bike and scooter lanes
- Multipurpose halls for events, sports, and social activities

Community Service

A **thoughtfully planned commercial district** brings curated retail, dining, and daily services within walking distance, while a dedicated school anchors long-term family convenience and educational continuity — reinforcing the community as a true live-work-learn destination

Together, these elements create a complete ecosystem where convenience, community, and quality of life converge seamlessly.



Children's areas and
daycare facilities



Health clinic and
first-aid services



Dedicated
workspaces



ATM services



Supermarket



Homeowners'
social lounges



Teen gaming and
recreation zones

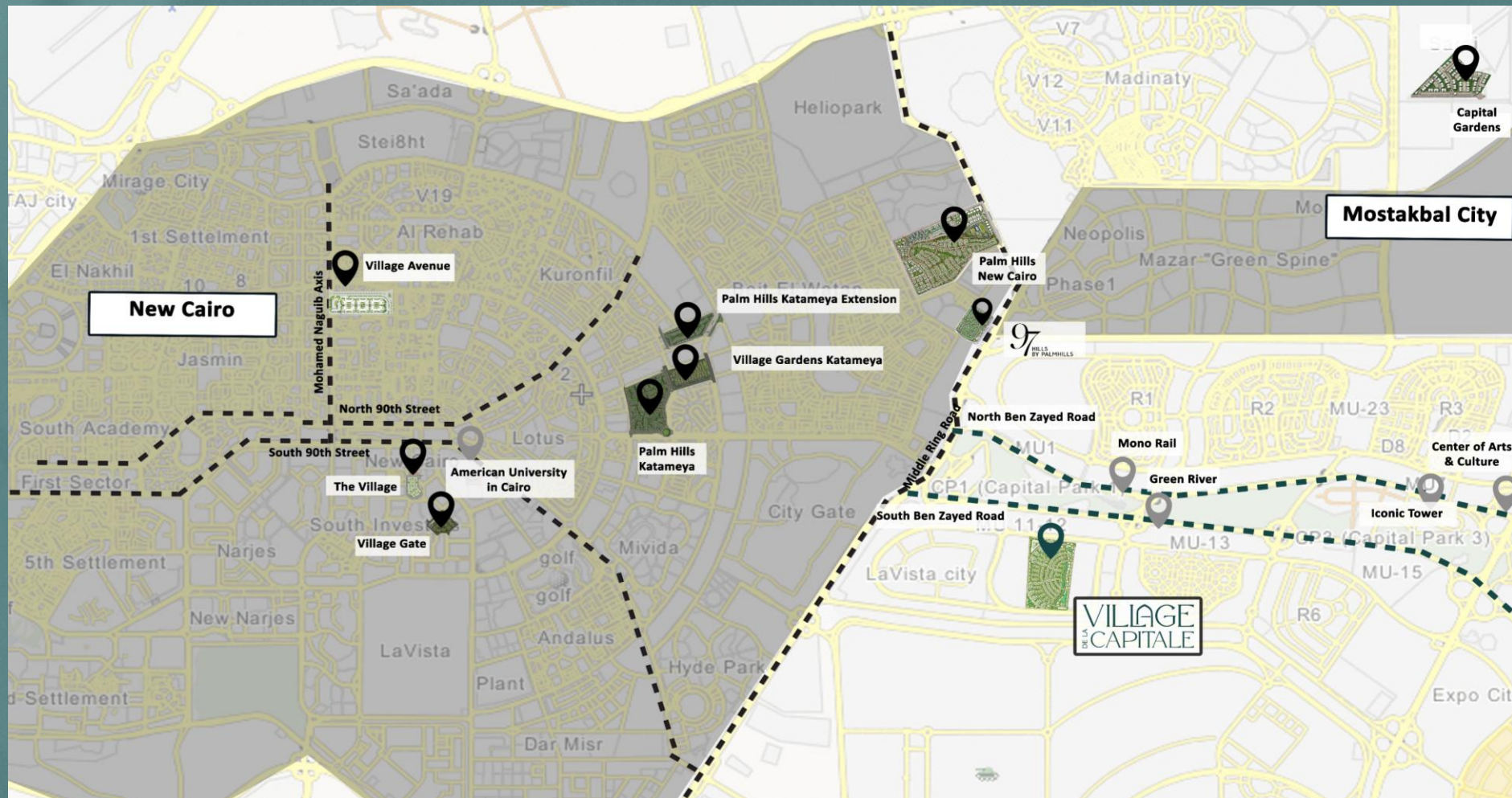


Pharmacy



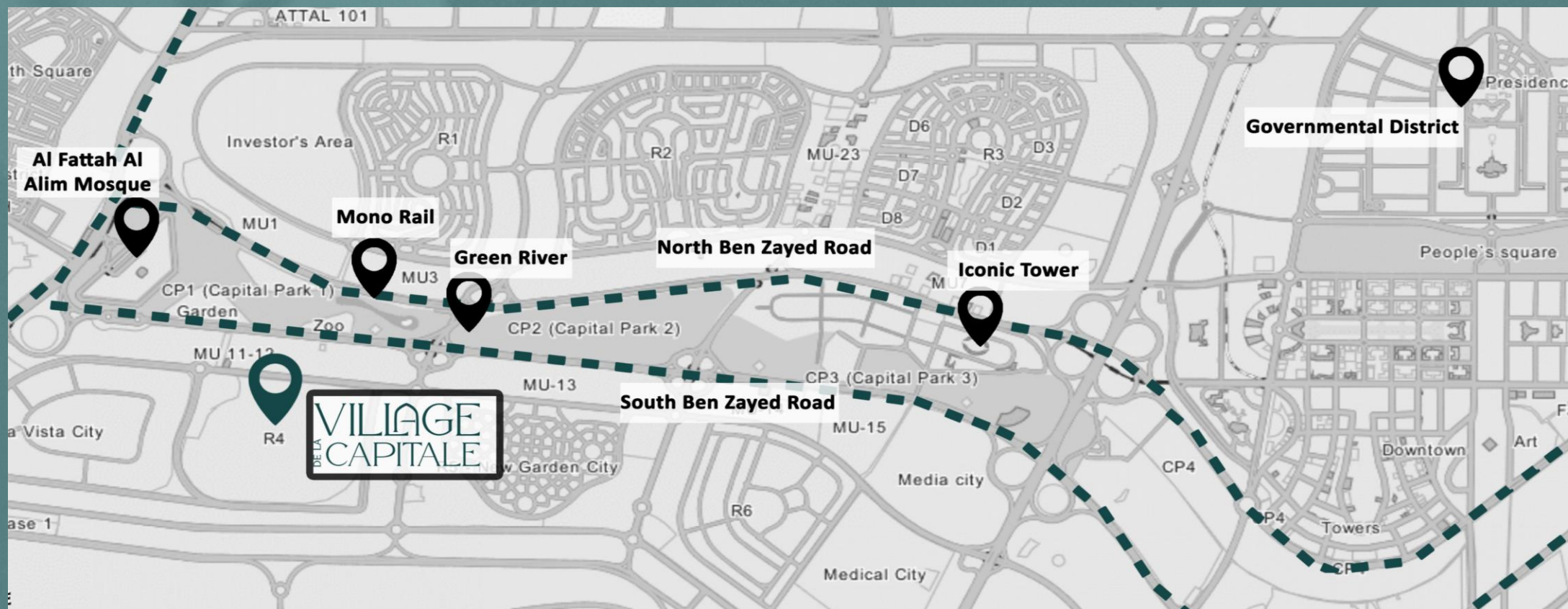
Laundry and
dry-cleaning services

Location Map & Key Landmarks



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Location Map & Key Landmarks

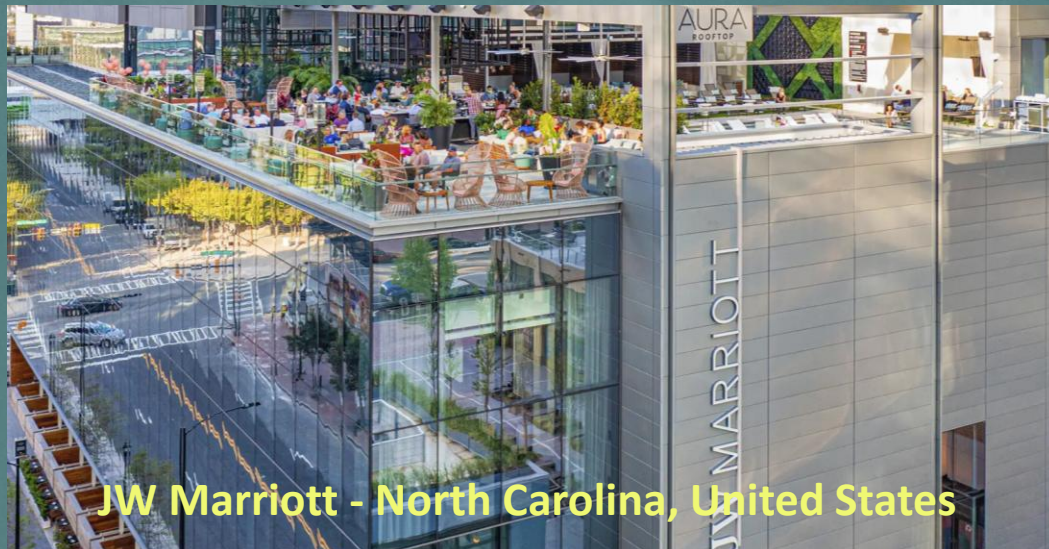




Dubai Opera District



Burj Khalifa



JW Marriott - North Carolina, United States



Buji River Urban Development Plan - China

*SWA is devoted to placemaking for people and ecosystems across the globe



Masterplan



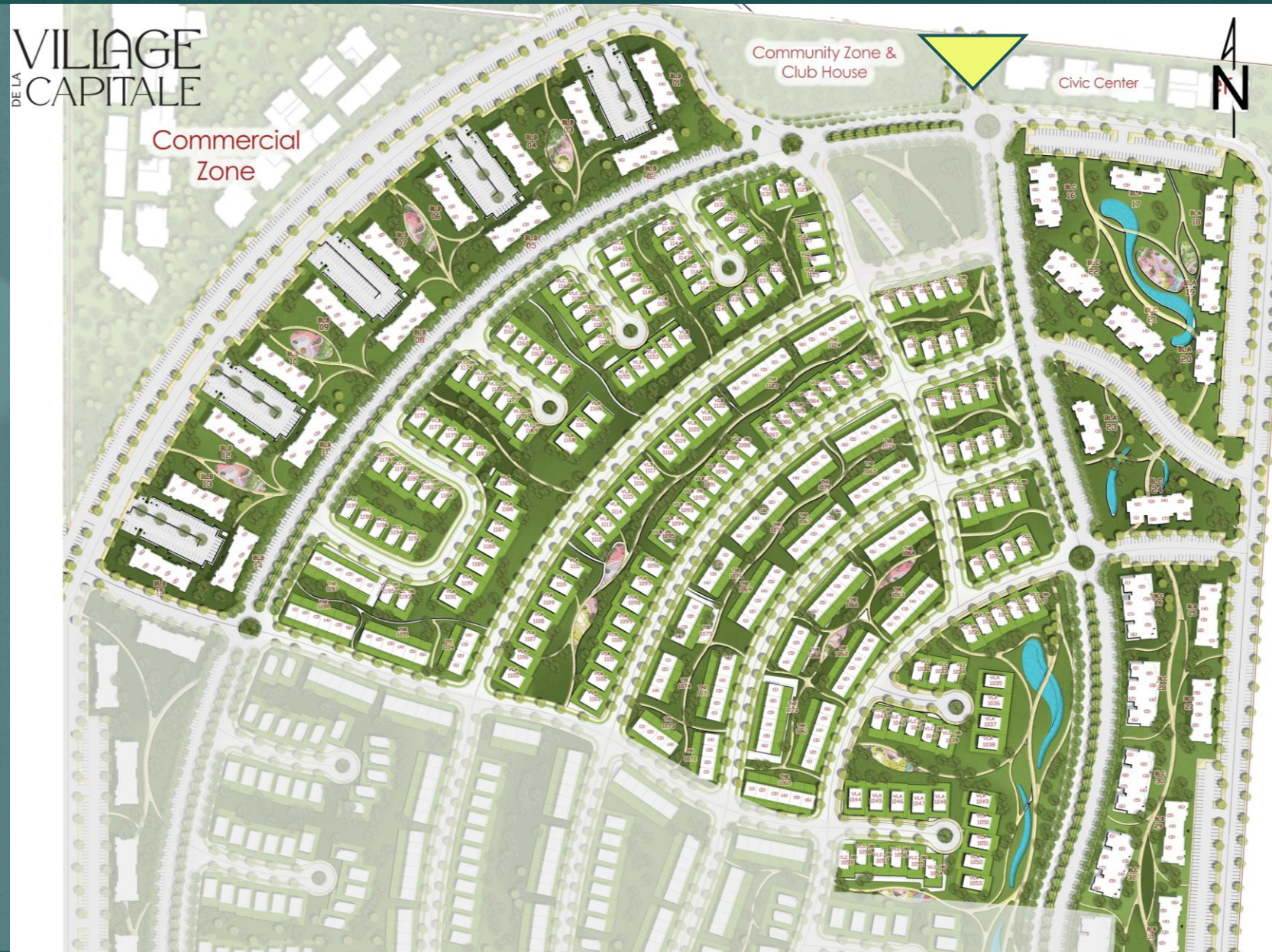


Master Plan

- PROJECT AREA: 290 FDS
- PHASE 1 AREA: 88 FDS

AMENITIES:

- COMMERCIAL G+2
- COMMUNITY CENTER &
- CLUB HOUSE



Master Plan

key Distribution



Residential Offering

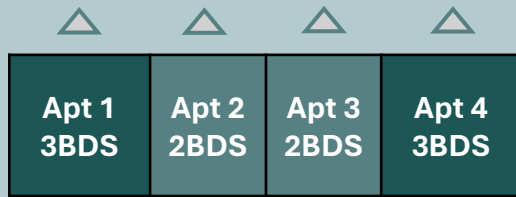
- Village De La Capitale offers a balanced mix of elegant villas, contemporary townhouses, and modern apartments — serving diverse lifestyle needs while maintaining architectural coherence.
- **Villas**
- **Townhouses**
- **Apartments**

Product Brief : Villas & Townhouses

Types	Avg. BUA	Avg Land Area	Specs
Villas			
Villa A / 5B	292 m ²	371 m ²	G+1+Pent (5 Master + Nanny + Driver)
Villa B / 4B	257 m ²	300 m ²	G+1+Pent (4 Master +Living +Nanny+ Driver)
Villa C /3B	185 m ²	282 m ²	G+1 (3 Master + Nanny)
Town House			
Corner Unit / 3B	196 m ²	186 m ²	G+1+Pent (3B/1M+ Nanny)
Middle Unit /3B	196 m ²	186 m ²	G+1+Pent (3B/1M + Nanny)
Apartments			
1 Bedroom	60 m ²	-	
2 Bedrooms	91 m ²	-	
3 Bedrooms	141 m ²	-	

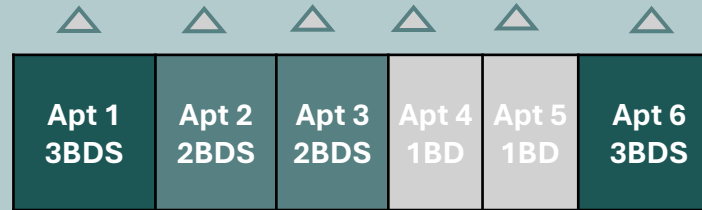
Villas Brief

BUILDING A
SINGLE LOADED
G+7



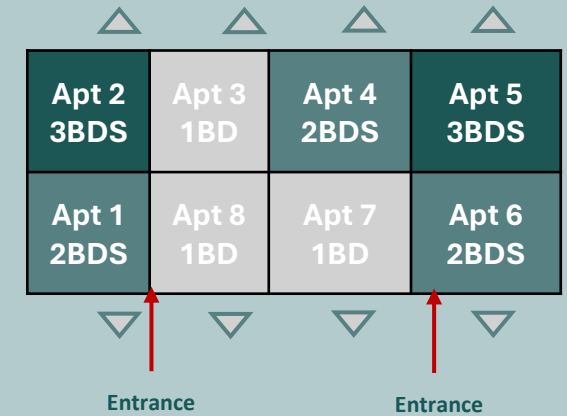
TOTAL # OF UNITS	32 APTS
2 BEDS	16 APTS
3 BEDS	16 APTS

BUILDING B
SINGLE LOADED
G+7



TOTAL # OF UNITS	48 APTS
1 BED	16 APTS
2 BEDS	16 APTS
3 BEDS	16 APTS

BUILDING C
DOUBLE LOADED
G+7



TOTAL # OF UNITS	64 APTS
1 BED	24 APTS
2 BEDS	24 APTS
3 BEDS	16 APTS

Residential Offering: Villas



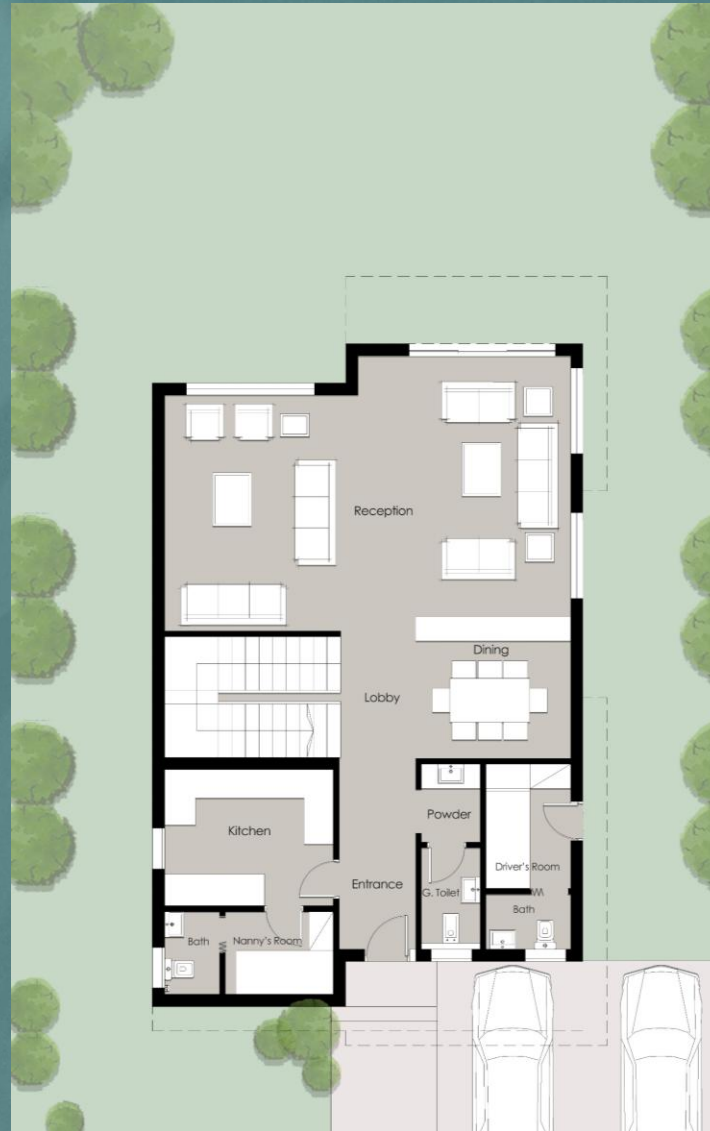
Residential Offering: Villas



Villa Type A



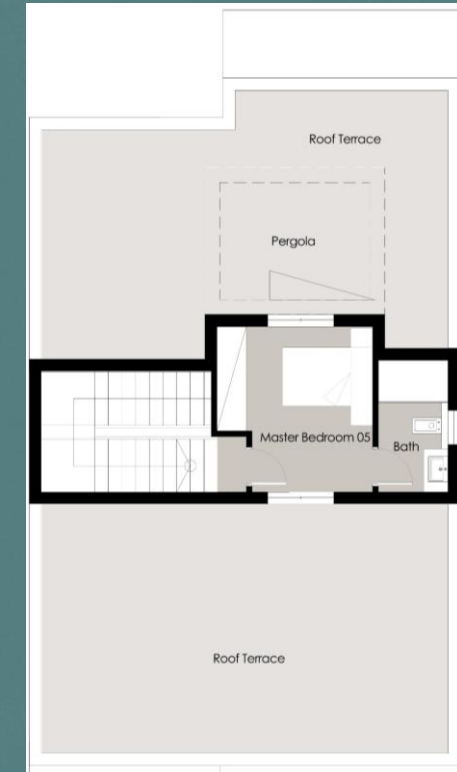
Villa A



Ground Floor



First Floor



Penthouse Floor

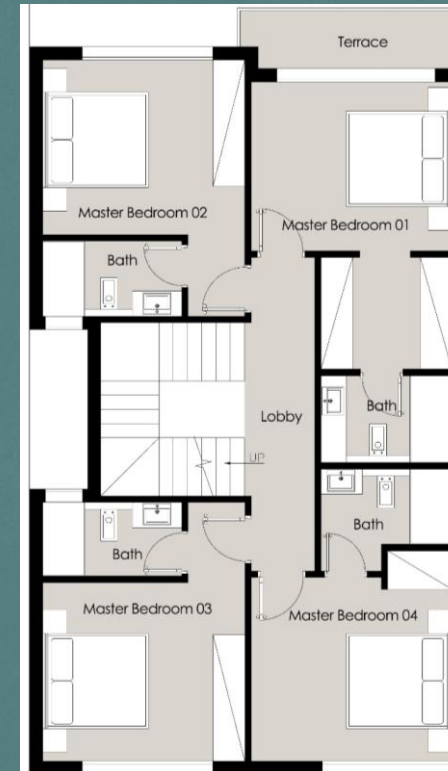
Villa Type B



Villa B



Ground Floor



First Floor



Penthouse Floor

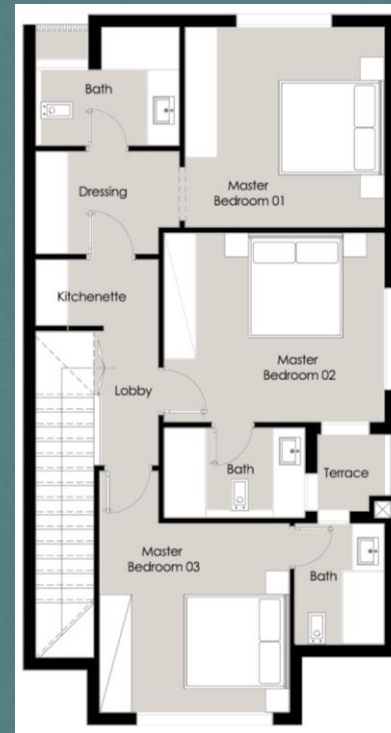
Villa Type C



Villa C



Ground Floor



First Floor

Residential Offering: Townhouses

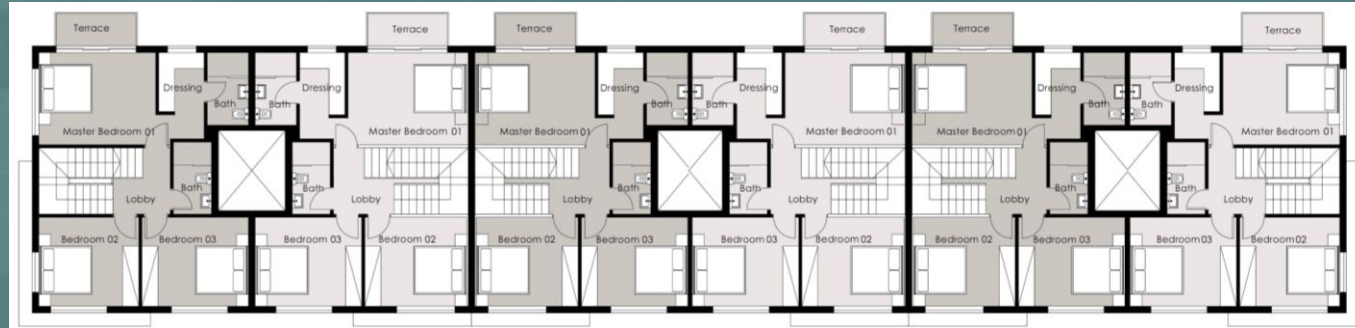


Town House 6 Units

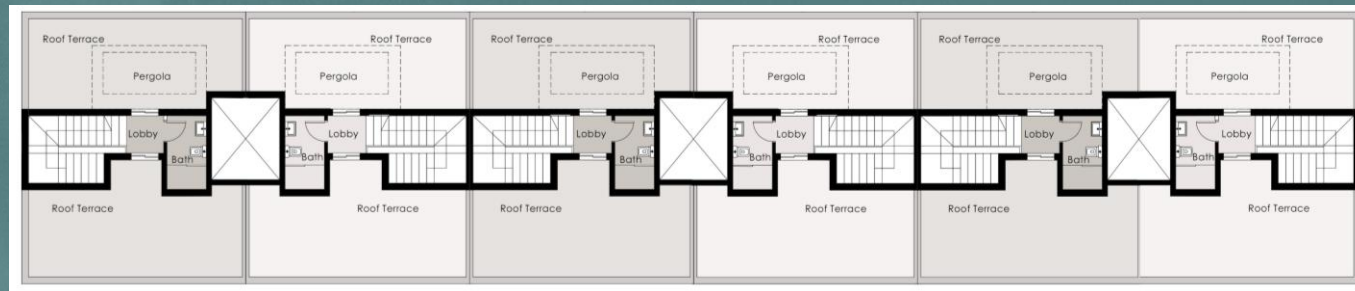
Ground Floor



First Floor



Penthouse Floor

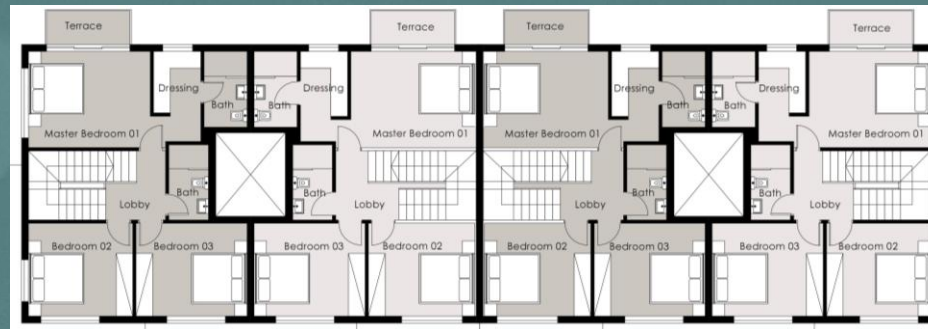


Town House 4 Units

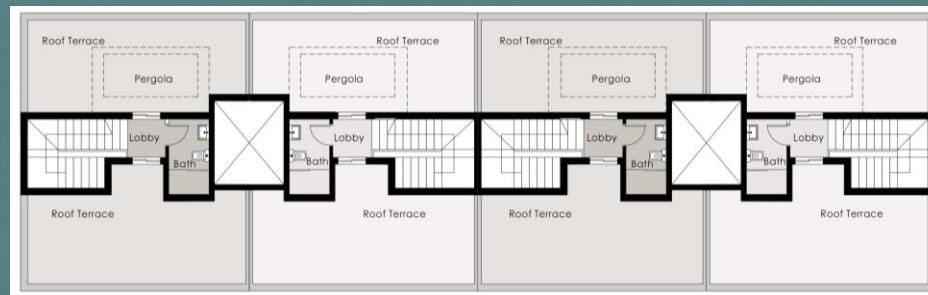
Ground Floor



First Floor



Penthouse Floor



Residential Offering : Apartments



Residential Offering : Apartments



Residential Offering : Apartments



Building A : Look and feel



Building A

Ground Floor



Typical Floor



Building B : Look and feel



Building B

Ground Floor



Typical Floor



Building C : Look and feel





Building C

Ground Floor



Typical Floor





Thank You